

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Friday, July 19, 1985

At 9:00 A.M., 11:00 A.M. and 2:00 P.M.

The following were present and constituted a quorum:

Jack Guthman
Chairman
George J. Cullen
Thomas P. Keane
Michael J. Howlett

MINUTES OF MEETING

July 19, 1985

Mr. Keane moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on June 14, 1985 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Cullen, Howlett and Keane. Nays- None.

The Board thereupon held its regular meeting, taking action designated on the face of the resolutions.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Wendy's International, Inc.
 APPEARANCES FOR: William J. Hennessey
 APPEARANCES AGAINST:

CAL. NO. 218-85-S
 MAP NO. 28-F
 MINUTES OF MEETING
 July 19, 1985

PREMISES AFFECTED-- 11651-71 S. Halsted Street and 748-58 W. 117th Street
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Wendy's International, Inc., owner, on June 5, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed one-story restaurant building, in a B4-1 Restricted Service District, on premises at 11651-71 S. Halsted Street and 748-58 W. 117th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 31, 1985 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.4-4."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985 after due notice thereof by publication in the Chicago Tribune on June 24, 1985; and

WHEREAS, the district maps show that the premises are located in a B4-1 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-1 Restricted Service District; that on July 1, 1984, a new ordinance became effective which requires a special use under the zoning ordinance for establishments of the "drive-in" or "drive-through" type in B4 Districts; that it is proposed to construct a one-story Wendy's Restaurant on the subject site and to provide drive-through service in conjunction with said use; that the proposed drive-through use is necessary for the public convenience at this location to provide an additional service prevalent in today's fast food operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility with provision of the following: directional ingress and egress signs, ingress to the drive-through portion of the facility from W. 117th Street at the southeast corner of the subject site and egress from the drive-through portion of the facility from the southwest corner of the subject site onto W. 117th Street, a directional "Right Turn Only" sign erected at the W. 117th Street exit, ingress and egress for the patrons using the restaurant portion of the facility from S. Halsted Street and a 6 foot high board-on-board fence along the east lot line to screen the facility

MINUTES OF MEETING

July 19, 1985

Cal. No. 218-85-S

from the adjoining residential property; and that the proposed use is compatible with the mixed business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a drive-through facility in conjunction with a proposed one-story restaurant building, on premises at 11651-71 S. Halsted Street and 748-58 W. 117th Street, upon condition that the ingress to the drive-through portion of the facility shall be from W. 117th Street at the southeast corner of the subject site and egress from the drive-through portion of the facility shall be from the southwest corner of the subject site onto W. 117th Street; that lighted directional signs shall be erected at the established entrances and exits to the subject site; that a double-faced lighted "Stop-Do Not Enter" sign shall be erected at the southwest W. 117th Street exit; that lighted "Right Turn Only" signs shall be erected at the W. 117th Street exits; that a 6 foot high board-on-board fence shall be erected along the east lot line; that low intensity lighting shall be provided; that landscaping on the northeast and northwest corners of the lot and next to ingress and egress drives shall be provided; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Allen Badner
 APPEARANCES FOR: Earl L. Simon
 APPEARANCES AGAINST:

CAL. NO. 219-85-S
 MAP NO. 5-F
 MINUTES OF MEETING
 July 19, 1985

PREMISES AFFECTED— 447 W. Eugenie Street (approximately 1650 N. St. Michael's Court)
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, Allen Badner, for The Redemptorist Fathers of Chicago, owner, on June 4, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of off-site parking for six automobiles on a strip of leased land at the rear of St. Michael's Church, in an R5 General Residence District, on premises at 447 W. Eugenie Street (approximately 1650 N. St. Michael's Court), to satisfy the parking requirements for the proposed conversion of a two and three-story brick former parish hall into six dwelling units, located at 443 W. Eugenie Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 20, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.4-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985 after due notice thereof by publication in the Chicago Tribune on June 24, 1985; and

WHEREAS, the district maps show that the premises are located in an R5 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R5 General Residence District; that the applicant proposes to convert the two and three-story brick building located at 443 W. Eugenie Street into six dwelling units; that the building is part of St. Michael's Church complex and had been used as a parish hall; that the building covers the entire parcel of land and has no on-site parking space; that the proof presented indicates that St. Michael's Church has agreed to lease to the applicant for a period of 25 years, a strip of land adjacent to the church at 447 W. Eugenie Street for the purpose of providing an off-street parking facility for the proposed six dwelling unit building at 443 W. Eugenie Street; that the proposed off-site parking is necessary for the public convenience at this location to satisfy the parking requirements for the proposed conversion of the former parish hall building at 443 W. Eugenie Street into six dwelling units; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking area which will be leased by the applicant for a period of 25 years and will be improved and operated under the conditions hereinafter set forth:

MINUTES OF MEETING
July 19, 1985
Cal. No. 219-85-S

that the proposed parking area is located behind St. Michael's Church on N. St. Michael's Court, a closed thoroughfare, and will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of off-site parking for six automobiles on a strip of leased land at the rear of St. Michael's Church, on premises at 447 W. Eugenie Street (approximately 1650 N. St. Michael's Court), to satisfy the parking requirements for the proposed conversion of a two and three-story brick former parish hall into six dwelling units, located at 443 W. Eugenie Street, upon condition that the area designated for the required off-street parking shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that each parking stall shall be designated by striping and provided with concrete wheel stops; that a sign restricting the use of the required parking spaces to tenants of the proposed six dwelling unit building shall be provided; that lighting shall be provided reflecting away from abutting church and residential properties; that ingress and egress shall be from N. St. Michael's Court; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach. It shall be the responsibility of the applicant to improve said parking area in conformance with the provisions and standards hereby established under this order and with Section 5.8-5 of the zoning ordinance. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all the provisions of this resolution have been complied with.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Ronald A. Vari
 APPEARANCES FOR: Ronald A. Vari
 APPEARANCES AGAINST:

CAL. NO. 220-85-Z
 MAP NO. 8-F
 MINUTES OF MEETING
 July 19, 1985

PREMISES AFFECTED-- 3153-59 S. Canal Street
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variation granted.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Ronald A. Vari, for Midwest Bank & Trust Co., Tr. #84-10-4536, owner, on May 7, 1985, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a three-story four dwelling unit townhouse building, whose west front yard will be 6 inches instead of 8.28 feet, with no north side yard instead of 7.4 feet, with no south side yard instead of 4.44 feet, and whose east rear yard will be 27.17 feet instead of 30 feet, on premises at 3153-59 S. Canal Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 3, 1985 reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.7-4, 7.7-4(1), 7.8-4(1), 7.8-4(2) and 7.9-4(A)."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985 after due notice thereof by publication in the Chicago Tribune on June 24, 1985; and

WHEREAS, the district maps show that the premises are located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the location of the subject site in close proximity to a railroad embankment lends itself to the proposed design and requested variations in order to minimize the effect of the railroad tracks; that the plight of the owner is due to the proximity of the railroad embankment; and that the variations, if granted, will not alter the essential character of the locality in that the proposed development will be compatible with many of the existing improvements in the area which do not comply with one or more of the yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a

MINUTES OF MEETING
July 19, 1985
Cal. No. 220-85-Z

three-story four dwelling unit townhouse building, whose west front yard will be 6 inches instead of 8.28 feet, with no north side yard instead of 7.4 feet, with no south side yard instead of 4.44 feet, and whose east rear yard will be 27.17 feet instead of 30 feet, on premises at 3153-59 S. Canal Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Ronald A. Vari
 APPEARANCES FOR: Ronald A. Vari
 APPEARANCES AGAINST:

CAL. NO. 221-85-Z
 MAP NO. 8-F
 MINUTES OF MEETING
 July 19, 1985

PREMISES AFFECTED— 430-34 W. 32nd Street

SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, Ronald A. Vari, for Midwest Bank & Trust Co., Tr. #84-10-4536, owner, on May 7, 1985, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a three-story three dwelling unit townhouse building, whose south front yard will be 6 inches instead of 8.88 feet, with no west side yard instead of 5.57 feet, and whose north rear yard will be 29.13 feet instead of 30 feet, on premises at 430-34 W. 32nd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 3, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.7-4; 7.8-4(1), 7.9-4 and 11.7-4(1); and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985 after due notice thereof by publication in the Chicago Tribune on June 24, 1985; and

WHEREAS, the district maps show that the premises are located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the location of the subject site across a public alley from a railroad embankment lends itself to the proposed design and the requested variations in order to minimize the effect of the railroad tracks; that the plight of the owner is due to the proximity of the railroad embankment; and that the variations, if granted, will not alter the essential character of the locality in that the proposed development will be compatible with many of the existing improvements in the area which do not comply with one or more of the yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning

MINUTES OF MEETING

July 19, 1985

Cal. No. 221-85-Z

ordinance and that a variation be and it hereby is granted to permit the erection of a three-story three dwelling unit townhouse building, whose south front yard will be 6 inches instead of 8.88 feet, with no west side yard instead of 5.57 feet, and whose north rear yard will be 29.13 feet instead of 30 feet, on premises at 430-34 W. 32nd Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Guillermo Artega
 APPEARANCES FOR: William S. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 222-85-Z
 MAP NO. 6-I
 MINUTES OF MEETING
 July 19, 1985

PREMISES AFFECTED— 2300-02 S. Sacramento Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Guillermo Artega, owner, on May 16, 1985, filed an application for a variation of the zoning ordinance to permit, in a B2-2 Restricted Retail District, the erection of a one-story 19.64 feet by 23.42 feet addition to the southeast side of a one and one-and-a-half story brick grocery store building, whose transitional front yard will be 2 feet 2 inches instead of 15 feet, on premises at 2300-02 S. Sacramento Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 18, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 8.8-1(1), 8-8-1(4), 8.8-2 and 11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985 after due notice thereof by publication in the Chicago Tribune on June 24, 1985; and

WHEREAS, the district maps show that the premises are located in a B2-2 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B2-2 Restricted Retail District; that on March 20, 1985 the site was rezoned by the City Council from R4 General Residence to B2-2 Restricted Retail; that the proof presented indicates that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to provide adequate storage space to enable the existing grocery store to operate efficiently; that the plight of the owner is due to the limited space available on the site for expansion; that the variations, if granted, will not alter the essential character of the locality in that the existing buildings to the south of the subject site are located in their required front yards and that the subject site building is built to the front lot line and that the proposed addition with provision of a 2 feet 2 inches front yard and a 2 feet 10 inches side yard will be sufficient so as not to impair an adequate supply of light and air to the adjacent properties; it is therefore

MINUTES OF MEETING

July 19, 1985

Cal. No. 222-85-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby made a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a one-story 19.64 by 23.43 feet addition to the southeast side of a one-and-a-half story brick grocery store building, whose transitional front yard will be 2 feet 2 inches instead of 15 feet, on premises at 2300-02 S. Sacramento Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Third Baptist Church of Chicago
 APPEARANCES FOR: Allan Goldberg
 APPEARANCES AGAINST:

CAL NO. 223-85-S
 MAP NO. 24-G
 MINUTES OF MEETING
 July 19, 1985

PREMISES AFFECTED-- 1551 W. 95th Street
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

Application approved.

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, Third Baptist Church of Chicago, owner, on May 24, 1985, filed an application for a special use under the zoning ordinance for the approval of off-site collective parking within the existing church parking lot, in a C2-2 General Commercial District, on premises at 1551 W. 95th Street, to fulfill the parking requirements for the establishment of a lodge and meeting hall for church-related activities in a one-story brick building located at 1500-18 W. 95th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 20, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 9.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985 after due notice thereof by publication in the Chicago Tribune on June 24, 1985; and

WHEREAS, the district maps show that the premises are located in a C2-2 General Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C2-2 General Commercial District; that the proof presented indicates that on September 28, 1979, Cal. No. 218-79-S, the Board approved a special use application for the establishment of the applicant church, with on-site parking for 274 automobiles, at the subject site; that the proposed use is necessary for the public convenience at this location to fulfill the parking requirements for the use of a meeting hall located at 1500-18 W. 95th Street for church-related activities; that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is located in that the subject site contains more than ample parking space for both church seating and the required parking spaces for the meeting hall; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve off-site collective parking within the existing church parking lot, on premises at 1551 W. 95th Street, to fulfill the parking requirements for the establishment of a lodge and meeting hall for church-related activities in a one-story brick building located at 1500-18 W. 95th Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with PAGE 13 OF MINUTES before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Grace-Sheffield Partnership, an Illinois General Partnership

CAL. NO. 224-85-Z

APPEARANCES FOR: Alan H. Garfield

MAP NO. 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING

July 19, 1985

PREMISES AFFECTED— 3801-29 N. Sheffield Avenue

SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

Variation granted.

THE RESOLUTION:

WHEREAS, Grace-Sheffield Partnership, an Illinois General Partnership, for Bank of Ravenswood, owner, on May 21, 1985, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a U-shaped four-story 80 dwelling unit building with no south front yard instead of 15 feet, with no east side yard instead of 14.26 feet, with no north rear yard instead of 30 feet, and with on-site parking within the interior courtyard for 64 instead of 80 automobiles, on premises at 3801-29 N. Sheffield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 16, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.12-2; 7.12-2(9) and 11.7-4(4); and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985 after due notice thereof by publication in the Chicago Tribune on June 24, 1984; and

WHEREAS, the district maps show that the premises are located in an R5 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties, and being fully advised in the premises, finds that in this case the proposed use is to be located in an R5 General Residence District; that the proof presented indicates that the subject site was rezoned from R4 to R5 on May 15, 1985 for the purpose of developing the proposed project; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed building design with an interior courtyard will provide a more than adequate supply of light and air to the adjoining dwelling units and together with the proposed courtyard parking makes for a more desirable development; that the plight of the owner is due to the configuration of the property which abuts a public alley to the north and C.T.A. railroad tracks on its east property line; and that the variations, if granted, will not alter the essential character of the locality in that many of the improvements in the immediate area do not comply with the yard requirements of the zoning ordinance and that on-site parking for 64 automobiles within a courtyard area will be sufficient; it is therefore

MINUTES OF MEETING

July 19, 1985
Cal. No. 224-85-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby made a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a U-shaped four-story 80 dwelling unit building with no south front yard instead of 15 feet, with no east side yard instead of 14.26 feet, with no north rear yard instead of 30 feet, and with on-site parking within the interior courtyard for 64 instead of 80 automobiles, on premises at 3801-29 N. Sheffield Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Charles J. Pawl

CAL. NO. 225-85-Z

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING

July 19, 1985

PREMISES AFFECTED— 2621 N. Wayne Avenue

SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Case continued to
September 13, 1985.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: St. Peter's Rock Missionary Baptist Church
 APPEARANCES FOR: J.R. Hansen
 APPEARANCES AGAINST:

CAL. NO. 226-85-S
 MAP NO. 18-G
 MINUTES OF MEETING
 July 19, 1985

PREMISES AFFECTED— 7640-48 S. Halsted Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, St. Peter's Rock Missionary Baptist Church, for Independence Bank, Trust No. 20476, owner, on June 7, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one-story brick building, in a B2-2 Restricted Retail District, on premises at 7640-48 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 26, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985 after due notice thereof by publication in the Chicago Tribune on June 24, 1985; and

WHEREAS, the district maps show that the premises are located in a B2-2 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B2-2 Restricted Retail District; that the proof presented indicates that the applicant church has been established at this location for the past seven years; that the proposed use is necessary at this location to meet the needs of the congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the operation of the said church which provides needed services in the community and will provide adequate off-street parking; and that the establishment of a church within this B2-2 Restricted Retail District will not be injurious to the permitted or non-conforming uses existing in the block nor inhibit future permitted business development; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a church in a one-story brick building, on premises at 7640-48 S. Halsted Street, upon condition that the parking area shall be improved with a macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that a six-foot chain link fence shall be erected

MINUTES OF MEETING

July 19, 1985

Cal. No. 226-85-S

along the alley line at the west end of the parking area and along the south and east property lines, excepting the portion of the east property line used as a driveway; that ingress and egress shall be from S. Halsted Street; that the abutting alley shall not be used for ingress nor for egress; that each parking stall shall be designated with striping; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three-foot straight flares on each approach; that the parking area shall be securely locked at all times when services and activities are not being held by the applicant church. It shall be the responsibility of the applicant to improve said parking area in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Damascus Missionary Baptist Church
APPEARANCES FOR:
APPEARANCES AGAINST:
PREMISES AFFECTED— 7923-39 S. Racine Avenue
SUBJECT— Application for the approval of a special use.
ACTION OF BOARD—

CAL NO. 227-85-S
MAP NO. 20-G
MINUTES OF MEETING
July 19, 1985

Case continued to
August 16, 1985.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Good New Community Church North of Howard
 APPEARANCES FOR: Robert Tschamen-Moran
 APPEARANCES AGAINST:

CAL. NO. 228-85-S
 MAP NO. 19-H
 MINUTES OF MEETING

PREMISES AFFECTED-- 7629-37 N. Paulina Street
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Good News Community Church North of Howard, for LaSalle National Bank, Tr. #10-002938-09, owner, on May 24, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a two-story and basement church and related uses building, in a B3-3 General Retail District, on premises at 7629-37 N. Paulina Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 2, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of the Chicago, specifically, Section 8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985 after due notice thereof by publication in the Chicago Tribune on June 24, 1985; and

WHEREAS, the district maps show that the premises are located in a B3-3 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B3-3 General Retail District; that the proof presented indicates that a special use application was approved by the Board on September 19, 1980 for the establishment of the applicant church in a one-story brick building at 7645-51 N. Paulina Street; that the record of the previous case, Cal. No. 234-80-S, is made part of the record in this case; that the proposed use is necessary at this location to continue the religious and human services provided in the community by the applicant church; that the public health, safety and welfare will be adequately protected in the design, location and operation of the 140-seat church which will provide adequate off-street parking to be improved and operated under the conditions hereinafter set forth; and that the proposed use will be compatible with the existing uses in the block and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the erection of a two-story and basement church and related uses building, on premises at 7629-37 N. Paulina Street, upon condition

MINUTES OF MEETING

July 19, 1985

Cal. No. 228-85-S

that the parking area shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that a steel plate beam guard rail shall be erected and maintained along the entire south property line; that ingress and egress shall be from N. Paulina Street and egress into the public alley abutting the site; that the driveway shall be constructed in accordance with the Driveway Ordinance which specifies three foot straight flares on each approach; that each parking space shall be designated by striping. It shall be the responsibility of the applicant to improve and maintain said parking area in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806.

APPLICANT: Christian Women Consultants, Inc.

CAL. NO. 229-85-S

APPEARANCES FOR:

MAP NO. 24-G

APPEARANCES AGAINST:

MINUTES OF MEETING

July 19, 1985

PREMISES AFFECTED— 1352 W. 99th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
August 18, 1985.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Belmont Community Hospital
 APPEARANCES FOR: Maureen E. Connors
 APPEARANCES AGAINST:

CAL. NO. 230-85-Z
 MAP NO. 9-K
 MINUTES OF MEETING
 July 19, 1985

PREMISES AFFECTED— 4024-58 W. Melrose Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Belmont Community Hospital for Universal Health Services, Inc., owner, on June 17, 1985, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of an approximately 110 feet by 114 feet two-story addition to the east side and an approximately 40 feet by 118 feet second story addition above the one-story portion of a one and six-story hospital building, whose south front yard will be 5 instead of 15 feet, with no north rear yard instead of 30 feet, and whose total floor area will exceed the allowable floor area ratio, on premises at 4024-58 W. Melrose Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 12, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.6-4; 7.7-4, 7.9-4, 7.12-2(6) and 11.7-4(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985 after due notice thereof by publication in the Chicago Tribune on June 24, 1985; and

WHEREAS, the district maps show that the premises are located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the applicant has been located at the subject site since 1927; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that additions of the size requested are necessary to provide new surgical, intensive care/coronary care, central services outpatient and emergency care facilities; that the plight of the owner is due to the necessity of providing modern, efficient health care and hospital services to the public; and that the variations, if granted, will not alter the essential character of the locality in that the proposed additions will maintain the existing front and rear building lines; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning

MINUTES OF MEETING

July 19, 1985

Cal. No. 230-85-Z

ordinance and that a variation be and it hereby is granted to permit the erection of an approximately 110 feet by 114 feet two-story addition to the east side and an approximately 40 feet by 118 feet second story addition above the one-story portion of a one and six-story hospital building, whose south front yard will be 5 instead of 15 feet, with no north rear yard instead of 30 feet, and whose total floor area will exceed the allowable floor area ratio, on premises at 4024-58 W. Melrose Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Salem Baptist Church

CAL. NO. 231-85-S

APPEARANCES FOR:

MAP NO. 24-E

APPEARANCES AGAINST:

MINUTES OF MEETING

July 19, 1985

PREMISES AFFECTED— 10101-49 S. Michigan Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case withdrawn

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Avis Rent-A-Car System, Inc.
 APPEARANCES FOR: James M. Kane
 APPEARANCES AGAINST:

CAL NO. 232-85-A
 MAP NO. 14-K
 MINUTES OF MEETING
 July 19, 1985

PREMISES AFFECTED— 6015-55 S. Cicero Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, Avis Rent-A-Car System, Inc, for LaSalle National Bank, Tr. #10-1424-09, owner, on June 26, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the continued use of a lot for storage, sale and leasing of automobiles, trucks and trailers and the erection of a one-story 2,440 square foot accessory building to contain auxiliary offices and vehicle service and washing area which will replace the existing one-story 3,265 square foot accessory building within which said uses are currently performed, in a B2-1 Restricted Retail District, on premises at 6015-55 S. Cicero Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 11, 1985 finds that the requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985; and

WHEREAS, the district maps show that the premises are located in a B2-1 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in a B2-1 Restricted Retail District; that the proof presented indicates that the subject site has been occupied as a non-conforming lot for storage, sale and leasing of automobiles, trucks and trailers with an accessory one-story 3,265 square feet building containing auxiliary offices, vehicle service and washing area, since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant seeks to continue the use of the existing lot for storage, sale and leasing of automobiles, trucks and trailers and to erect a new one-story 2,440 square feet building containing the aforesaid accessory uses; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the continued use of a lot for storage, sale and leasing of automobiles, trucks and trailers and to permit the erection of a one-story 2,440 square feet accessory building to contain auxiliary offices and vehicle service and washing area which will replace the existing one-story 3,265 square feet accessory building within which said uses are currently performed, on premises

MINUTES OF MEETING

July 19, 1985

Cal. No. 232-85-A

at 6015-55 S. Cicero Avenue, upon condition that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the hours of operation of the automobile, truck and trailer rental service shall be limited to the hours between 6 A.M. and 12 Midnight, daily; that the hours of operation of the automobile sales activity shall be limited to the hours between 9 A.M. and 9 P.M., Mondays through Fridays and 9 A.M. and 5 P.M., Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the appellant agrees to the following commitments in its maintenance and operation of the aforesaid use, as stated in an Agreement dated July 19, 1985, which Agreement is hereby made part of the record: that a wrought iron fence shall be erected on the periphery of the surfaced area; that landscaping shall be provided; that automobiles offered for sale shall be restricted to no more than 20 spaces only on the lot; that in conjunction with said sale of automobiles there shall be no signs on the subject site advertising sale activities, no streamers or writing of any kind on the windows or affixed in any manner to said automobiles advertising they are for sale; that lighting shall be provided which shall be directed away from abutting residential properties to the east; and that ingress and egress shall be from S. Cicero Avenue only.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Antonia Maria Cirignani
 APPEARANCES FOR: Antonia Maria Cirignani
 APPEARANCES AGAINST:

CAL. NO. 233-85-A
 MAP NO. 9-O
 MINUTES OF MEETING
 July 19, 1985

PREMISES AFFECTED— 7606 W. Belmont Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained in part and the decision of the Office of the Zoning Administrator reversed and appeal denied in part.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Antonia Maria Cirignani, owner, on May 21, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve licenses for an existing drop-off cleaners and the incidental sale of Italian ice in conjunction therewith, in a one-and-a-half story frame store building, in an R4 General Residence District, on premises at 7606 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 14, 1985 reads:
 "Application not approved. Requested certification does not conform with the applicable ordinances of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-4."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985; and

WHEREAS, the district maps show that the premises are located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R4 General Residence District; that the proof presented indicates that the drop-off cleaners has been in continuous operation at the subject site for many years; that the drop-off cleaners was rendered non-conforming when on July 8, 1959 the City Council rezoned the site from B4 to R4; that the appellant has a right to continue the use of the premises as a drop-off cleaners; that the incidental sale of Italian ice in the existing drop-off cleaners on the premises is not an appropriate accessory use; it is therefore

RESOLVED, that the appeal be and it hereby is sustained in part and the decision of the Office of the Zoning Administrator be and it hereby is reversed in part and he is authorized to approve a license for an existing drop-off cleaners in a one-and-a-half story frame store building, on premises at 7606 W. Belmont Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and be it further

RESOLVED, that the appeal to sell Italian ice in conjunction with the drop-off cleaners hereby denied.

APPLICANT: J.B. Grocery-Imports, Jovan Bokun
 APPEARANCES FOR: Jovan Bokun
 APPEARANCES AGAINST:

CAL NO. 234-85-A
 MAP NO. 26-A
 MINUTES OF MEETING

PREMISES AFFECTED— 10401 S. Ewing Avenue

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, J.B. Grocery-Imports, Jovan Bokun, for Luka Markotich, owner, on June 5, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the installation of a slush machine for dispensing of flavored soft drinks in an existing grocery store in a two-story frame store and apartment building, in an R3 General Residence District, on premises at 10401 S. Ewing Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 3, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985; and

WHEREAS, the district maps show that the premises are located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District in a store in the building on the subject site occupied by an existing licensed grocery store; that the installation of a slush machine for dispensing of flavored soft drinks to the customers of the existing grocery store is an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the installation of a slush machine for dispensing of flavored soft drinks, as an accessory use only, in an existing grocery store in a two-story frame store and apartment building, on premises at 10401 S. Ewing Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Federal Sign
 APPEARANCES FOR: Robert Sobucki
 APPEARANCES AGAINST:

CAL. NO. 235-85-A
 MAP NO. 20-G
 MINUTES OF MEETING
 July 19, 1985

PREMISES AFFECTED-- 8243 S. Ashland Avenue

SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Federal Sign, for Angelus Memorial Chapel, owner, on May 17, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the addition of a time and temperature unit to an existing identification sign affixed to the front of a one-story brick non-conforming funeral home, in a B2-1 Restricted Retail District, on premises at 8243 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 14, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985; and

WHEREAS, the district maps show that the premises are located in a B2-1 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B2-1 Restricted Retail District; that the proof presented indicates that there is an existing identification sign affixed to the front of the legal non-conforming funeral home at the subject site; that it is proposed to add a time and temperature unit to the existing sign; that time and temperature signs are permitted in a B2 district; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the addition of a time and temperature unit to an existing identification sign affixed to the front of a one-story brick non-conforming funeral home, on premises at 8243 S. Ashland Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Jose Riesco

CAL. NO. 236-85-A

APPEARANCES FOR:

MAP NO. 1-G

APPEARANCES AGAINST:

MINUTES OF MEETING

July 19, 1985

PREMISES AFFECTED— 1366 W. Ohio Street

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case dismissed for want
of prosecution.

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Deborah Valentin
 APPEARANCES FOR: Deborah Valentin
 APPEARANCES AGAINST:

CAL. NO. 237-85-A
 MAP NO. 3-J
 MINUTES OF MEETING
 July 19, 1985

PREMISES AFFECTED— 3358 W. Le Moyne Street

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Deborah Valentin, for Manuel Ocasio, owner, on June 3, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the sale of hardware items in an existing grocery store in a two-story brick store and apartment building, in an R4 General Residence District, on premises at 3358 W. Le Moyne Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 17, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985; and

WHEREAS, the district maps show that the premises are located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District in a non-conforming store in the building on the subject site occupied by an existing grocery store; that the sale of limited hardware items to the customers of the existing grocery store is an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the sale of limited hardware items, as an accessory use only, in an existing grocery store in a two-story brick store and apartment building, on premises at 3358 W. Le Moyne Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: 7-12 Food Mart, Inc.

CAL. NO. 238-85-A

APPEARANCES FOR:

MAP NO. 7-N

APPEARANCES AGAINST:

MINUTES OF MEETING
July 19, 1985

PREMISES AFFECTED-- 6756-58 W. Diversey Avenue

SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

Case continued to
August 16, 1985.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: P.J. Laundromat

CAL. NO. 239-85-A

APPEARANCES FOR: Wayne Cox

MAP NO. 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING

July 19, 1985

PREMISES AFFECTED— 947 N. Ashland Avenue

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		4

THE RESOLUTION:

WHEREAS, P.J. Laundromat, for Richard Rice, owner, on May 24, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a license for an existing self-service laundrette in a two and-a-half story brick store and apartment building, in a B2-2 Restricted Retail District, on premises at 947 N. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 9, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985; and

WHEREAS, the district maps show that the premises are located in a B2-2 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in a B2-2 Restricted Retail District; that the proof presented indicates that the laundrette has been in continuous operation at the subject site for the last 25 years; that the laundrette was rendered non-conforming when on December 4, 1980 the City Council rezoned the site from B4-2 to B2-2; that the appellant failed to secure the proper city license in 1984; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a license for an existing self-service laundrette in a two-and-a-half story brick store and apartment building, on premises at 947 N. Ashland Avenue, upon condition that the hours of operation shall be limited to the hours between 6 A.M. and 10 P.M., daily; that an attendant shall be on premises during all business hours; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Ashland Jewelers, Inc.
 APPEARANCES FOR: Robert Lewinthal
 APPEARANCES AGAINST:

CAL. NO. 240-85-A
 MAP NO. 12-G
 MINUTES OF MEETING
 July 19, 1985

PREMISES AFFECTED— 1555 W. 47th Street

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Ashland Jewelers, Inc., for LaSalle National Bank, Tr. #10-35784-09, owner, on May 13, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a pawn shop in a portion of the first floor of a three-story brick business building, in a B3-3 General Retail District, on premises at 1555 W. 47th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 8, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194 A of the Municipal Code of Chicago, specifically, Section 8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985; and

WHEREAS, the district maps show that the premises are located in a B3-3 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B3-3 General Retail District in a portion of the first floor of the building on the subject site occupied by a legal conforming jewelry store; that the operation of a pawn shop in an existing jewelry store is an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a pawn shop in a portion of the first floor, occupied by an existing jewelry store, in a three-story brick building, on premises at 1555 W. 47th Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Tiang Ouitavon

CAL. NO. 241-85-A

APPEARANCES FOR:

MAP NO. 14-I

APPEARANCES AGAINST:

MINUTES OF MEETING

July 19, 1985

PREMISES AFFECTED— 6222 S. Western Avenue

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case continued to August 16, 1985.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Elmer Woods
 APPEARANCES FOR: Elmer Woods
 APPEARANCES AGAINST:

CAL. NO. 242-85-A
 MAP NO. 16-F
 MINUTES OF MEETING
 July 19, 1985

PREMISES AFFECTED— 6951 S. Halsted Street

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, Elmer Wood, for Alberta Watkins, owner, on June 3, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing non-conforming audio/video repair shop in a two-story frame store and apartment building, in a B2-2 Restricted Retail District, on premises at 6951 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 3, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985; and

WHEREAS, the district maps show that the premises are located in a B2-2 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in a B2-2 Restricted Retail District; that the proof presented indicates that the existing non-conforming audio/video repair shop was established in the store in the building on the subject site prior to the downzoning of the site on September 26, 1979 from C1 to B2, which rendered the subject premises non-conforming; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing non-conforming audio/video repair shop in a two-story frame store and apartment building, on premises at 6951 S. Halsted Street, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 5 P.M., daily; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Esther Dewlow
 APPEARANCES FOR: Esther Dewlow
 APPEARANCES AGAINST:

CAL. NO. 243-85-A
 MAP NO. 19-H
 MINUTES OF MEETING
 July 19, 1985

PREMISES AFFECTED-- 1738 W. Jarvis Avenue

SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Esther Dewlow, owner, on May 13, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a two-story frame building as three dwelling units with no provision for off-street parking, in an R4 General Residence District, on premises at 1738 W. Jarvis Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 6, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.12-2(9) and 11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985; and

WHEREAS, the district maps show that the premises are located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R4 General Residence District; that the proof presented indicates that the building on the subject site has been occupied as three dwelling units with no provision for off-street parking since prior to the time of the passage of the 1953 amendment to the parking ordinance; that the appellant has a right to continue the use of the building on the subject site as three dwelling units with no provision for off-street parking, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of a two-story frame building, on premises at 1738 W. Jarvis Avenue, as three dwelling units with no provision for off-street parking, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Joseph B. Sutkus

CAL. NO. 244-85-A

APPEARANCES FOR:

MAP NO. 16-I

APPEARANCES AGAINST:

MINUTES OF MEETING

July 19, 1985

PREMISES AFFECTED— 6425 S. California Avenue

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case continued to
August 16, 1985.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Kathleen Naglewski

CAL. NO. 245-85-A

APPEARANCES FOR: Mark Kupiec

MAP NO. 14-K

APPEARANCES AGAINST:

MINUTES OF MEETING

July 19, 1985

PREMISES AFFECTED— 6231 S. Karlov Avenue

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Kathleen Naglewski, owner, on June 11, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a two-story frame building as two dwelling units, in an R2 Single Family Residence District, on premises at 6231 S. Karlov Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 6, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.3-2 and 11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985; and

WHEREAS, the district maps show that the premises are located in an R2 Single Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R2 Single Family Residence District; that the proof presented indicates that the building on the subject site has been occupied as two dwelling units since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as two dwelling units, provided the building is brought in compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of a two-story frame building, on premises at 6231 S. Karlov Avenue, as two dwelling units, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Jorge M. Gurumendi
 APPEARANCES FOR: Jorge M. Gurumendi
 APPEARANCES AGAINST:

CAL. NO. 246-85-A
 MAP NO. 6-J
 MINUTES OF MEETING
 July 19, 1985

PREMISES AFFECTED— 2730 S. Ridgeway Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Jorge M. Gurumendi, owner, on May 24, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the expansion of living space into the attic portion of a two-and-a-half story brick two dwelling unit building, in an R3 General Residence District, on premises at 2730 S. Ridgeway Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 22, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.6-3 and 11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985; and

WHEREAS, the district maps show that the premises are located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the appellant seeks to use the original existing attic space in the legal two-dwelling unit building on the subject site to add living space, consisting of bedroom and bath facilities, to the second floor dwelling unit; that the requested use of the existing attic space is not for the purpose of establishing an additional dwelling unit in the building; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the expansion of living space into the attic portion of a two-and-a-half story brick two dwelling unit building, on premises at 2730 S. Ridgeway Avenue, upon condition that said expansion shall not be for the purpose of establishing an additional dwelling unit in the building on the subject site; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Anthony Strong
APPEARANCES FOR: Anthony Strong
APPEARANCES AGAINST:

CAL. NO. 247-85-A
MAP NO. 16-E
MINUTES OF MEETING
July 19, 1985

PREMISES AFFECTED— 6450 S. St. Lawrence Avenue

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Anthony Strong, for Mollie Virian, owner, on May 16, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a one-story frame store building, in an R4 General Residence District, on premises at 6450 S. St. Lawrence Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 14, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985; and

WHEREAS, the district maps show that the premises are located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that on October 14, 1975, Cal. No. 209-75-A, the Board sustained an appeal permitting the establishment of a candy store and delicatessen in the building on the subject site, which use ceased operation in September, 1984; that the change of use to a grocery store is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in a one-story frame store building, on premises at 6450 S. St. Lawrence Avenue, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 9 P.M., daily; that there shall be no automatic amusement machines on the premises; that no alcoholic beverages shall be sold on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Keith L. Moore
 APPEARANCES FOR: Chris E. Curran
 APPEARANCES AGAINST:

CAL. NO. 248-85-A
 MAP NO. 1-G
 MINUTES OF MEETING
 July 19, 1985

PREMISES AFFECTED— 1364 W. Grand Avenue

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Keith L. Moore, owner, on May 20, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of artist studios and art gallery on the first floor and a dwelling unit on the second floor of a two-story brick former commercial building, in an R4 General Residence District, on premises at 1364 W. Grand Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 20, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.3-4, 7.12-2(1); 7.12-1(8) and 11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985; and

WHEREAS, the district maps show that the premises are located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District; that the appellant seeks to rehabilitate the existing non-conforming two story building with the second floor to be renovated as one dwelling unit, a permitted use at the site; that the proof presented indicates that the non-conforming store on the first floor had been occupied by manufacturing or light commercial uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance, the last use having been for warehouse and storage purposes; that the change of use to artist studios and art gallery on the first floor of the building, is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of artist studios and art gallery on the first floor and a dwelling unit on the second floor of a two-story brick former commercial building, on premises at 1364 W. Grand Avenue, upon condition that the building is brought into compliance with building code regulations; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Robert Lee Jackson
 APPEARANCES FOR: Robert Lee Jackson
 APPEARANCES AGAINST:

CAL. NO. 249-85-A
 MAP NO. 18-G
 MINUTES OF MEETING
 July 19, 1985

PREMISES AFFECTED— 7701 S. Racine Avenue

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Robert Lee Jackson, owner, on May 31, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing automobile repair shop in a one-story brick building, in a B2-1 Restricted Retail District, on premises at 7701 S. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 31, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985; and

WHEREAS, the district maps show that the premises are located in a B2-1 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in a B2-1 Restricted Retail District in an existing non-conforming one-story brick former service station building; that the proof presented indicates that the automobile repair shop was established at the subject site prior to the downzoning of the site on September 26, 1979 from C1 to B2, which rendered the use of the subject building non-conforming; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing automobile repair shop in a one-story brick building, on premises at 7701 S. Racine Avenue, upon condition that there shall be no body or fender work, spray painting or engine rebuilding on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Martin R. Salgado
 APPEARANCES FOR: Juan Morales
 APPEARANCES AGAINST: David B. Trujillo, et al.

CAL. NO. 250-85-A
 MAP NO. 12-H
 MINUTES OF MEETING

PREMISES AFFECTED— 4910 S. Hermitage Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Martin R. Salgado, for Jean Marchunas, owner, on June 5, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a motor vehicle repair shop in a one-story brick factory building currently being used for light assembly, in an R3 General Residence District, on premises at 4910 S. Hermitage Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 30, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago specifically, Section 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985; and

WHEREAS, the district maps show that the premises are located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District in an existing non-conforming one-story brick factory building; that the proof presented indicates that the non-conforming building had been used for light assembly work since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance and more recently as an automobile repair shop; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a motor vehicle repair shop in a one-story brick factory building, on premises at 4910 S. Hermitage Avenue, upon condition that the building shall be brought into compliance with building code regulations; that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Mondays through Fridays and 9 A.M. and 12 Noon, Saturdays; that there shall be no operation on Sundays or recognized holidays; that all repair work shall be done within the building; that no vehicles that have been repaired or are awaiting repairs shall be parked or stored on the public sidewalk, parkway, street or alley; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Nona Lee Moore
 APPEARANCES FOR: Nona Lee Moore
 APPEARANCES AGAINST:

CAL. NO. 251-85-A
 MAP NO. 10-E
 MINUTES OF MEETING
 July 19, 1985

PREMISES AFFECTED— 540 E. 47th Street

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Nona Lee Moore, for Leroy Jackson, owner, on May 6, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a second-hand store in a one-story brick store building, in a B3-3 General Retail District, on premises at 540 E. 47th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 14, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985; and

WHEREAS, the district maps show that the premises are located in a B3-3 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B3-3 General Retail District; that on March 23, 1984 the Board sustained an appeal, Cal. No. 83-84-A, by the appellant, for the establishment of a second-hand store on the first floor of a three-story brick store and hotel building at 524 E. 47th Street; that the appellant testified that the premises approved in Cal. No. 83-84-A was too small to accommodate the second-hand business and she is now seeking larger premises at the subject site; that the proof presented indicates that the appellant intends to sell used clothing and novelties only; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a second-hand store in a one-story brick store building, on premises at 540 E. 47th Street, upon condition that the use of the premises shall be limited to the sale of used clothing and novelties only; that there shall be no sale of used appliances or used furniture; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Ben Freeman
 APPEARANCES FOR: Monte Viner, Seymour Goldberg
 APPEARANCES AGAINST:

CAL. NO. 252-85-A
 MAP NO. 9-K
 MINUTES OF MEETING
 July 19, 1985

PREMISES AFFECTED— 3427-37 N. Kedvale Avenue and 3423-25 N. Milwaukee Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, Ben Freeman, owner, on May 23, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize six existing dwelling units on the second floor of a two-story brick store and apartment building, in a C1-1 Restricted Commercial District, on premises at 3427-37 N. Kedvale Avenue and 3423-25 N. Milwaukee Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 23, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 9.6-1(1) and 9.11-1(8)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985; and

WHEREAS, the district maps show that the premises are located in a C1-1 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in a C1-1 Restricted Commercial District; that the proof presented indicates that the building on the subject site contained six dwelling units on the second floor since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the second floor of the building as six dwelling units, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the second floor of a two-story brick store and apartment building, as six dwelling units with no additional parking required, on premises at 3427-37 N. Kedvale Avenue and 3423-25 N. Milwaukee Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Saleh M. Arman
 APPEARANCES FOR: Saleh M. Arman
 APPEARANCES AGAINST:

CAL. NO. 253-85-A
 MAP NO. 3-I
 MINUTES OF MEETING
 July 19, 1985

PREMISES AFFECTED— 2701 W. Thomas Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Saleh M. Arman, for Ramon Mejia, owner, on May 16, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of an existing licensed tavern to a grocery store including sale of liquor and hardware items and dispensing of food, in a three-story brick store and apartment building, in an R4 General Residence District, on premises at 2701 W. Thomas Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 15, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985; and

WHEREAS, the district maps show that the premise are located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District in an existing non-conforming store in the building on the subject site occupied by a licensed tavern; that the proof presented indicates the appellant seeks to convert the tavern to a grocery store including the sale of liquor and desires to add as accessory uses the sale of limited hardware items and the dispensing of ice cream to the customers of the proposed grocery store; that the change of use to a grocery store including the sale of liquor and aforesaid accessory uses is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the conversion of an existing licensed tavern to a grocery store including the sale of liquor and the sale of limited hardware items and dispensing of ice cream as accessory uses only, in a three-story brick store and apartment building, on premises at 2701 W. Thomas Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 9 P.M., Mondays through Fridays and 9 A.M. and 5 P.M., Saturdays; that there shall be no sale of alcoholic liquor for consumption on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit PAGE 47 OF MINUTES is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Miguel Colon
 APPEARANCES FOR: Miguel Colon
 APPEARANCES AGAINST:

CAL. NO. 254-85-A
 MAP NO. 12-G
 MINUTES OF MEETING
 July 19, 1985

PREMISES AFFECTED— 5301 S. Justine Street

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Miguel Colon, owner, on June 3, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of an existing licensed tavern to a grocery and liquor store in a one-story frame building, in an R3 General Residence District, on premises at 5301 S. Justine Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 26, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985; and

WHEREAS, the district maps show that the premises are located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District in an existing non-conforming building on the subject site occupied by an existing licensed tavern; that the appellant seeks to convert the existing tavern to a grocery and liquor store; that the change of use to a grocery and liquor store is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the conversion of an existing licensed tavern to a grocery and liquor store in a one-story frame store building, on premises at 5301 S. Justine Street, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 10 P.M., daily; that there shall be no sale of alcoholic liquor for consumption on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Richard E. Banas
 APPEARANCES FOR: Richard E. Banas
 APPEARANCES AGAINST:

CAL. NO. 255-85-A
 MAP NO. 5-M
 MINUTES OF MEETING
 July 19, 1985

PREMISES AFFECTED— 5836 W. Grand Avenue

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Richard E. Banas, for Robert Barabasz, owner, on May 22, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing machine shop in a one-story brick store and apartment building, in a B4-1 Restricted Service District, on premises at 5836 W. Grand Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 8, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985; and

WHEREAS, the district maps show that the premises are located in a B4-1 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in a B4-1 Restricted Service District; that the proof presented indicates that the store in the building on the subject site has been continuously occupied by commercial uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing machine shop in a one-story brick store and apartment building, on premises at 5836 W. Grand Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Pioneer National Bank, Tr. #4507 By: Louis Wright

CAL. NO. 256-85-A

APPEARANCES FOR: Stephen B. Ruben

MAP NO. 1-I

APPEARANCES AGAINST: Joseph W. Noth

MINUTES OF MEETING

July 19, 1985

PREMISES AFFECTED— 209 N. Francisco Avenue

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal denied and the decision of the Office of the Zoning Administrator affirmed.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
	X	
X		

THE RESOLUTION:

WHEREAS, Pioneer National Bank, Tr. #4507 by Louis Wright, for Pioneer National Bank, Tr. #4507, owner, on May 6, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued use of a lot as an auto wrecking yard, in an M1-2 Restricted Manufacturing District, on premises at 209 N. Francisco Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 8, 1985 reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985; and

WHEREAS, the district maps show that the premises are located in an M1-2 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an M1-2 Restricted Manufacturing District; that the subject site was zoned Commercial from 1923 to 1957 when, under the 1957 Comprehensive Amendment to the zoning ordinance, the site was rezoned to M1-2 Restricted Manufacturing; that the proof presented indicates that Louis Wright, the beneficial owner under Pioneer National Bank Trust No. 4507, acquired the subject site in 1953 from a Ben Simon and commenced to use the premises for motor vehicle storage, repair and sale of vehicle parts until 1967; that the site has been leased since 1967 to various individuals who continued to use the premises for motor vehicle repair and sale of vehicle parts; that the zoning ordinance provides that a Junk Yard, as defined, includes an auto wrecking yard and may be allowed as a special use in the M2 General Manufacturing or M3 Heavy Manufacturing districts only; that prior to 1957, junk yards were permitted only in areas zoned Manufacturing; that no proof was presented to indicate that the auto wrecking yard was ever legally established at the subject site; it is therefore

RESOLVED, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Robert Tomich

CAL. NO. 95-85-S

APPEARANCES FOR:

MAP NO. 17-O

MINUTES OF MEETING

July 19, 1985

APPEARANCES AGAINST:

PREMISES AFFECTED— 6754 N. Harlem Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case contined to
September 13, 1985.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Robert Tomich

CAL. NO. 96-85-Z

APPEARANCES FOR:

MAP NO. 17-O

APPEARANCES AGAINST:

MINUTES OF MEETING

July 19, 1985

PREMISES AFFECTED— 6754 N. Harlem Avenue

SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Case continued to
September 13, 1985.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Charles W. Ager

CAL. NO. 126-85-A

APPEARANCES FOR:

MAP NO. 3-F

MINUTES OF MEETING

July 19, 1985

APPEARANCES AGAINST:

PREMISES AFFECTED-- 1403-05 N. Wells Street

SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

Case continued to
September 13, 1985.

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Patrick Maloney
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 174-85-A
 MAP NO. 15-L
 MINUTES OF MEETING
 July 19, 1985

PREMISES AFFECTED— 5725 N. Lansing Avenue

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
	X	

THE RESOLUTION:

WHEREAS, Patrick Maloney, owner, on March 27, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a single family dwelling on a lot having a frontage of 25 feet and a mean depth of 92.5 feet, in an R2 Single Family Residence District, on premises at 5725 N. Lansing Avenue, which is alleged to be a lot of record; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 19, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.5-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985; and

WHEREAS, the district maps show that the premises are located in an R2 Single Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R2 Single Family Residence District; that the proof presented indicates that the appellant purchased the subject lot, Lot 30 in Cratty and Bleyer's Subdivision, along with Lot 29 and a portion of Lot 28, on June 21, 1984; that the deed listed Lot 30 as Parcel A and Lot 29 and a portion of Lot 28 as Parcel B; that the two parcels have separate tax numbers; that the predecessor in title purchased Lot 29 in June, 1941 and shortly thereafter secured a permit to erect a residence on said lot; that said predecessor purchased the subject lot, Lot 30, in April, 1951; that a rear portion of Lot 30 was acquired for the Edens Expressway by General Ordinance passed September 5, 1946 and existed as a separate lot of record upon the adoption of the 1957 Comprehensive Amendment to the zoning ordinance and not as a zoning lot, as defined; that pursuant to Section 7.5(2) of the zoning ordinance the appellant has a right to erect a single family dwelling on the subject site, Lot 30, provided all other requirements are met; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the erection of a single family dwelling on a lot of record having a frontage of 25 feet and a mean depth of 92.5 feet, on premises at 5725 N. Lansing Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Franciscan Friars

CAL. NO. 194-85-S

APPEARANCES FOR:

MAP NO. 12-H

APPEARANCES AGAINST:

MINUTES OF MEETING

July 19, 1985

PREMISES AFFECTED— 5058 S. Ashland Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
August 16, 1985.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Historic Property Management, Inc.

CAL. NO. 195-85-Z

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING

July 19, 1985

PREMISES AFFECTED— 2000-08 N. Racine Avenue

SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Case continued to
August 16, 1985.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: George F. Allison and William Lawrence

CAL. NO. 198-85-A

APPEARANCES FOR:

MAP NO. 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING

July 19, 1985

PREMISES AFFECTED-- 1110 N. Milwaukee Avenue

SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

Case dismissed for want of prosecution.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Henry Runge
 APPEARANCES FOR: Kenneth E. Scheiwe
 APPEARANCES AGAINST:

CAL. NO. 202-85-A
 MAP NO. 6-H
 MINUTES OF MEETING
 July 19, 1985

PREMISES AFFECTED-- 2214-22 S. Damen Avenue
 SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Henry Runge, owner, on April 9, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the use of two one-story brick garage buildings as automobile repair including body work and painting on a lot additionally used for the sale of used cars, in an R3 General Residence District, on premises at 2214-22 S. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 27, 1985 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-3."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985; and

WHEREAS, the district maps show that the premises are located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District; that an appeal filed by the appellant, Cal. No. 23-85-A, was denied by the Board on January 18, 1985 due to insufficient evidence, finding in part, that in order to legalize the non-conforming use of the premises as automobile sales and repair, sufficient evidence would have to be produced indicating that the proposed use existed, and has been continuously operated, prior to the year 1942; that on February 15, 1985, the appellant was granted leave to refile the appeal, based on not being represented by counsel at the public hearing held on January 18, 1985; that the proof presented indicates that the two garage buildings on the subject site have existed for over 60 years and were originally used as horse stables; that the subject site has been zoned residential since 1942; that the appellant purchased the premises in 1958 from Arthur Johnson; that the appellant submitted copies of licenses issued to Arthur Johnson by the State of Illinois on January 11, 1941, License No 3, April 6, 1944, License No. 3126 and April 9, 1947, License No. 5996, for the business of buying, selling or dealing in motor vehicles, parts thereof or accessories, at the subject premises, and which licenses prove that the proposed use existed and had been continuously operated at the site since prior to the year 1942; that the appellant has a right

MINUTES OF MEETING

July 19, 1985

Cal. No. 202-85-A

to continue the use of the premises for automobile repair and the additional sale of used cars; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the use of two one-story brick garage buildings as automobile repair on a lot additionally used for the sale of used cars, on premises at 2214-22 S. Damen Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Mondays through Fridays and 9 A.M. and 1 P.M., Saturdays; that there shall be no body or fender work, spray painting or engine rebuilding done on the premises; that all vehicles awaiting repair or sale shall be stored entirely within the subject site and not on city streets, alleys or parkways; that the premises shall be maintained in a clean and orderly manner at all times; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Zuk Kyu Chung
 APPEARANCES FOR: James Lipson
 APPEARANCES AGAINST:

CAL. NO. 217-85-A
 MAP NO. 19-H
 MINUTES OF MEETING
 July 19, 1985

PREMISES AFFECTED— 7555 N. Ridge Boulevard

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, Zuk Kyu Chung, for Mitchell Brothers Broker Mangement, owner, on May 2, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a television repair shop in a three-story brick store and apartment building, in a B3-2 General Residence District, on premises at 7555 N. Ridge Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 1, 1985 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-3."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1985; and

WHEREAS, the district maps show that the premises are located in a B3-2 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B3-2 General Retail District; that the proof presented indicates that the subject store has been occupied by business uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance, the last use have been a small appliances repair shop; that the change of use to a television repair and sales shop is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a television repair and sales shop in a three-story brick store and apartment building, on premises at 7555 N. Ridge Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Mondays through Fridays and 9 A.M. and 5 P.M., Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

MINUTES OF MEETING

July 19, 1985

Cal. No. 145-85-Z

Mr. Lester Teichner presented a request for an extension of time in which to obtain permits for the erection of a three-story single family residence whose front yard will be 10 feet instead of 15 feet and whose north side yard will be 1 foot 1-1/4 inch and with no south side yard instead of 2.5 feet each, on premises at 2230 N. Seminary Avenue, for which a variation of the zoning ordinance was granted on May 18, 1984, Cal. No. 145-84-Z.

Chairman Guthman moved that the request be granted and the time extended until November 18, 1985. The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Cullen, Howlett and Keane. Nays- None.

MINUTES OF MEETING

July 19, 1985

Cal. No. 255-80-Z

The Honorable William F. Krystyniak, presented a request on behalf of his constituent, Chris Tukich, for an extension of time in which to obtain permits for the erection of a mansard roof on a two-story brick single family residence which extends into the required north side and rear yards, on premises at 5706 S. Normandy Avenue, for which a variation of the zoning ordinance was granted on October 17, 1980, Cal. No. 255-80-Z.

Mr. Krystyniak stated that at the time the permits were originally issued, Mr. Tukich's widowed mother, who resided with him, fell seriously ill and the resulting exorbitant medical costs and convalescing expenses caused the project to be postponed. He further stated Mr. Tukich is now able to proceed with the proposed addition.

Chairman Guthman moved that, based on the applicant's extenuating circumstances and past hardships, the request be granted and the time extended until December 17, 1985. The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Cullen, Howlett and Keane. Nays- None.

MINUTES OF MEETING

July 19, 1985

Cal. No. 165-85-A

Mr. Daniel J. Pierce, for Frank J. Miccucio, presented a request for a re-hearing to amend the resolution adopted by the Zoning Board of Appeals on May 17, 1985 in which an appeal was sustained for the approval of a motor vehicle repair license for an existing automobile repair shop in a one-story brick garage building, in an R3 General Residence District, on premises at 6506 W. Diversey Avenue, under certain conditions, in Cal. No. 165-85-A.

The appeal was sustained under conditions that there shall be no body and fender, spray painting nor engine rebuilding work done on the premises and that the issuance of the motor vehicle repair license shall not be construed as a license to sell new or used tires and automobiles at the site. The requested re-hearing is for the purpose of presenting new evidence in support of the modification of the aforesaid conditions stated in the resolution adopted by the Board on May 17, 1985.

Chairman Guthman moved that the request for a re-hearing be granted. The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Cullen, Howlett and Keane. Nays- None.

MINUTES OF MEETING

July 19, 1985

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on August 16, 1985.

Marian Rest

Secretary